

**MINUTES OF A CAUCUS MEETING OF THE BOARD OF
COMMISSIONERS OF THE TOWNSHIP OF HADDON, IN THE
COUNTY OF CAMDEN, NEW JERSEY, HELD ON MAY 16, 2017,
IN THE MUNICIPAL BUILDING AT 7:00 PM.**

A caucus meeting of the Board of Commissioners of the Township of Haddon was convened in the Municipal Building, 135 Haddon Avenue, Westmont NJ on Tuesday, May 1, 2017 at 7 PM.

Mayor Teague requested all stand for the flag salute

Mayor Teague announced that Chapter 231, Public Law 1975 requires adequate notice of this meeting be provided. Notices of this meeting have been transmitted to the Courier Post and Retrospect Newspapers and posted on the bulletin boards in the Municipal Building.

ROLL CALL:	Mayor Teague	Present
	Commissioner Dougherty	Present
	Commissioner Mulroy	Present

Stuart A Platt, Esq. Township Solicitor; Greg Fusco, PE; Jim Stevenson; and Mark Cavallo were present.

OATH OF OFFICE: Swearing in of James Mulroy to the Office of Commissioner in the Township of Haddon by Stuart A Platt Esq. with the assistance of PJ Mulroy, witnessed by Mayor Randall Teague, Commissioner Paul Dougherty and members of the public.

RESOLUTION FOR APPROVAL THIS EVENING:

The following resolutions were approved with a motion by Commissioner Dougherty, seconded by Commissioner Mulroy, with all members affirmatively concurring:

#2017-073 – Appointment of Marjorie Liebe to the office of Deputy Municipal Clerk for the Township of Haddon at the hourly rate of \$15.00.

#2017-074 – Appointment of Carlos Velez to the position of Driver/laborer for the Department of Public Works.

#2017-075 – Authorizing interlocal agreement with Audubon Park for position of Treasurer.

OTHER BUSINESS FOR APPROVAL THIS EVENING:

The following Temporary Certificates of Compliance were approved with a motion by Commissioner Dougherty, seconded by Commission Mulroy, with all members affirmatively concurring:

- 10 Berwick Avenue.

OTHER BUSINESS:

Lynne Garden Apartments – Block 1.09, Lot 1, otherwise known as 1300 Collings Avenue is appealing decision of the Haddon Township Rent Control Board that they are in violation of unlawful increase in rent of tenant in apartment 8A. Rent Control Board on March 20, 2006 approved a rent increase of 3.7% plus approved the added amount for CCMUA of \$26.00. The tenant in 8A paid a reduce rate of \$600 for over 2 years before the rent increase. The determination of this hearing is to rule whether the increase should be based on lease agreement amount plus any taxes or the amount accepted/received. Mayor Teague inquired: What taxes do the renters pay and if tenants pay their own utilities? Stuart Platt, Esq, Township Solicitor, stated each individual tenant is responsible for their own utilities of electric, gas and water bills. With a portion of CCMUA tax that is included within their rent payment.

Council for Lynne Garden, Dale Keith, Esq. stated the Rent Control Board on March 20, 2006 approved a rent increase of 3.7% plus approved the added amount for CCMUA of \$26.00. On July 16, 2007, the Rent Control Board approved another increase of 4%. Tenant in 8A lease agreement of May 15, 2000 stated rent was \$625 monthly. A 3.7% increase would have increase her rent by \$23 plus the CCMUA amount of \$26.00 bringing the total amount due to \$674.00. 2007 increase of 4% would have brought the rent to \$673.92 plus the CCMUA of \$26.00 to a monthly amount of \$700.96. Mayor Teague asked how did the owner define rent and if the CCMUA tax was listed as an itemized item on the lease agreement? D. Keith, Esq. remarked the lease agreement only list rent as \$625.00 Owner of Lynn Garden, Mr. Corse stated he purchased the building from the bank in a bankruptcy court sale and the only information he was given was the tenant list and the total amount of revenue. He was doing the best he could with the knowledge that he had at the time and had made improvements on the building. Ms. Maloney in 8A came to him and convinced him that her rent was \$600 and without a copy of the lease he accepted the amount for over 2 years. He didn't want any vacancy; she is still there and pays a monthly rent of \$700. Commissioner Mulroy

asked Mr. Corso and D. Keith, Esq when they received a copy of the lease and if it had a variation clause that would prevent informal or inadvertent oral variations to the agreement? D Keith, Esq. commended the photo copy he had was difficult to read and they received the copy from the Rent Control Board after all this started and he didn't have anything to reference until then. Stuart A. Platt, Esq, Township Solicitor, inquired that the tenant was currently paying \$700 a month; base rent of \$674 with the added \$26 for CCMUA. Mr. Corse confirmed that she was. Commissioner Dougherty questioned if any attempt would be made to collect on back rent? Mr. Corse and D Keith Esq. stated that no attempt would be made to collect on past rent.

Commissioner Dougherty made a motion that Lynne Garden Apartment is not in violation of unlawful increase in rent. Second by Commissioner Mulroy; all affirmative. Resolution will be prepared by Mr. Stuart A. Platt, Esq., Township Solicitor office.

GENERAL DISCUSSION:

- Review of Bids submitted for lease of Municipal Property – Mayor Teague reported the Bids were still under review in the Solicitor's office.
- Request for payment of sick time – Shirley Johnson – Mayor Teague reported the supporting documents will need to be reviewed and confirmed.

There being no further agenda business, Commissioner Dougherty moved to open the meeting to the public, seconded by Commissioner Mulroy, with all members voting in the affirmative.

D. Keith, Esq: Made recommendation to amend the ordinances on rent control to eliminate landlords with less than 20 units; so that landlords with 20 or less units not be subject to the Rent Control Board ruling .

There being no further comments from the public, Commissioner Dougherty moved to close the public portion of the meeting, seconded by Commissioner Mulroy, with all members voting in the affirmative.

There being no further business to discuss, Commissioner Dougherty moved, seconded by Commissioner Mulroy that the meeting be adjourned at 8:32 PM, with all members voting in the affirmative.

May 16, 2017



Marjorie Liebe
Deputy Municipal Clerk

BOARD OF COMMISSINERS

Randall W. Teague, Mayor

Paul Dougherty, Commissioner

James Mulroy, Commissioner